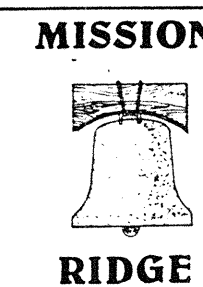


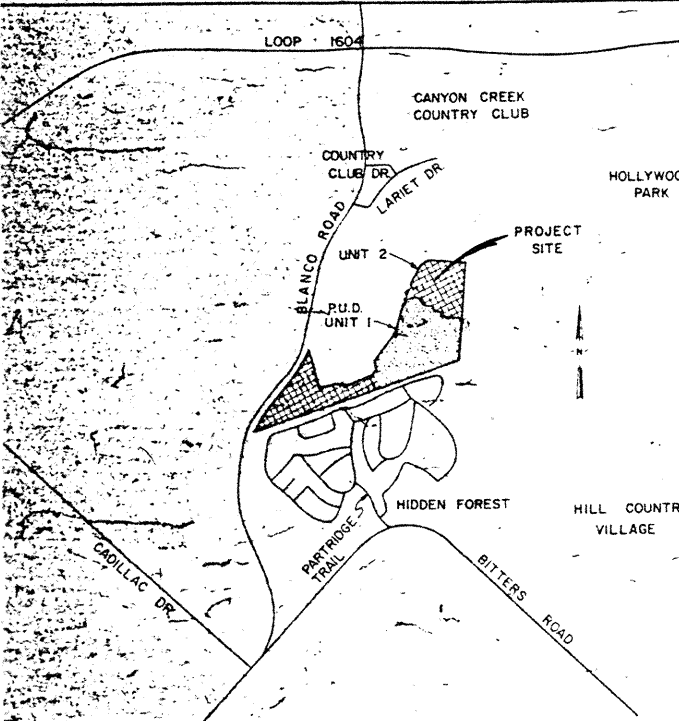
# FINAL PLAN PLANNED UNIT DEVELOPMENT MISSION RIDGE NO. 2

AGENDA NO.  
SEP 25 1985



DEVELOPER: SITTERLE & COMPANIES  
ENGINEERS: JMA

GENERAL LEGAL  
A 49.470 ACRE TRACT OUT OF A 103.613 ACRE TRACT, SAID 103.613 ACRE TRACT BEING RECORDED IN VOL. 2715, PAGES 29-32 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK 4976, 4979, 4988 AND PARCEL NO. 1.



## LAND USE INTENSITY TABLE

P.U.D. NAME: MISSION RIDGE, UNIT-2		ADDRESS: BLANCO RD., BEXAR CO. SEE EXH. A
TYPE OF DEVELOPMENT: RESIDENTIAL		ACREAGE:
LEGAL DESCRIPTION: SEE EXHIBIT A		
OF PROPERTY		
LAND USE INTENSITY:		PRESENT ZONING: UNZONED - IN SA/ETJ
		PROPOSED ZONING: UNZONED, BUT TO R-1
		DENSITY STANDARDS: 2.85 DU/AC
(A) FLOOR AREA RATIO	FAR	
(B) OPEN SPACE RATIO	OSR 2.6	
(C) LIVABILITY SPACE RATIO	LSR 1.7	
WHAT TO DETERMINE	HOW TO DETERMINE	DETERMINATION
1. LAND AREA	FROM PLANS AND BONUSES	1,126,767 SF
2. BLDG. AREA (INCLUDE GAR.)	FROM PLAN	172,000 SF
3. USABLE ROOF AREAS	FROM PLAN	NA
4. FLOOR AREA	FROM PLAN	206,400 SF
5. FLOOR AREA ALLOWED	LA X FAR L 4 X (A)	318,875 SF
6. UNCOVERED OPEN SPACE	LA - BA + URA L 1 - L 2 + L 3	954,767 SF
7. COVERED OPEN SPACE	FROM PLAN	NA
8. OPEN SPACE	UOS + 1/2 COS L 6 + 1/2 L 7	954,767 SF
9. OPEN SPACE REQUIRED	FA X OSR L 4 X (B)	536,640 SF
10. LIVABILITY SPACE	OS - UCA L 8 - L 12	790,167 SF
11. LIVABILITY SPACE REQ	FA X LSR L 4 X (C)	350,880 SF
12. UNCOVERED CAR AREA	FROM PLAN (INCLUDES ALL DRIVES)	174,600 SF
13. RECREATION SPACE	FROM PLAN	NA
14. RECREATION SPACE RATIO	RS - FA L 13 - L 14	0
15. OCCUPANT CAR SPACES	FROM PLAN	361
16. NUMBER OF LIVING UNITS	FROM PLAN	86

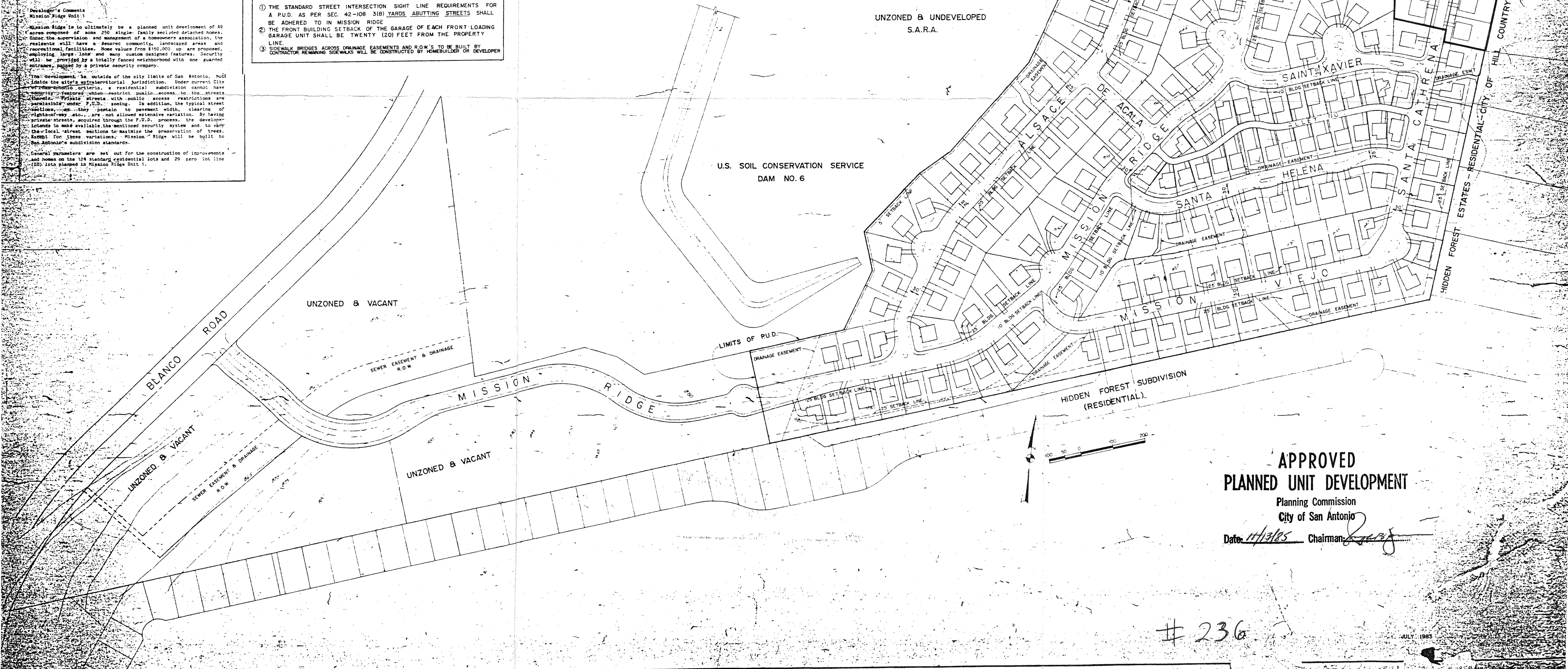
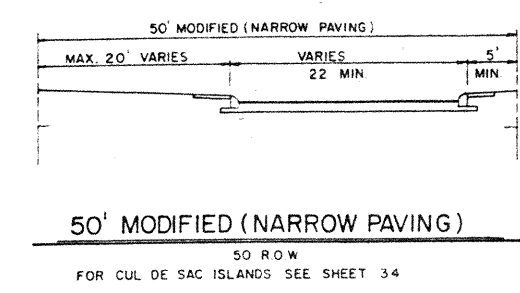
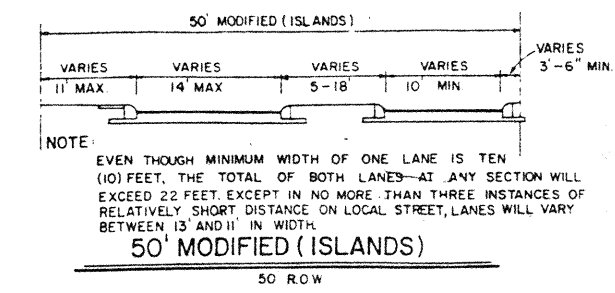
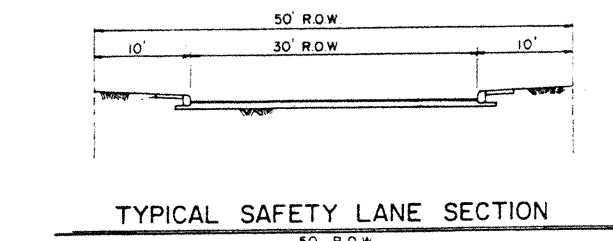
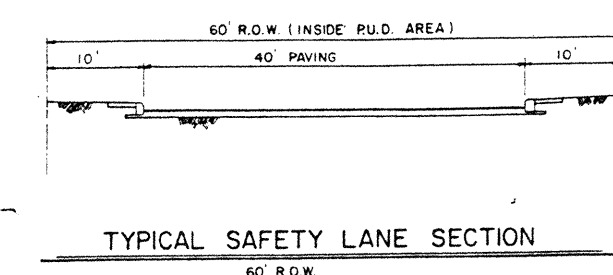
- NOTES
- THE STANDARD STREET INTERSECTION SIGHT LINE REQUIREMENTS FOR A P.U.D. AS PER SEC. 42-108 3(B) YARDS ABUTTING STREETS SHALL BE ADHERED TO IN MISSION RIDGE
  - THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT-LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.
  - SIDEWALK BRIDGES ACROSS DRAINAGE EASEMENTS AND ROW'S TO BE BUILT BY CONTRACTOR REMAINING SIDEWALKS WILL BE CONSTRUCTED BY HOMEOWNER OR DEVELOPER

Developer's Comments  
Mission Ridge Unit 1

Mission Ridge is to ultimately be a planned unit development of 80 acres composed of some 250 single-family detached homes. Under the supervision and management of a homeowners association, the residents will have a secured community, landscaped areas and recreational facilities. Home values from \$150,000 up are proposed, employing large lots and many custom designed features. Security will be provided by a totally fenced neighborhood with one guarded entrance, manned by a private security company.

The development is outside of the city limits of San Antonio, but inside the city's extrajurisdictional jurisdiction. Under current City Ordinance 10-2, a residential subdivision cannot have security features which restrict public access to the streets. Private streets with public access restrictions are permissible under P.U.D. zoning. In addition, the typical street easements, which pertain to pavement width, clearing of right-of-way, etc., are not allowed extensive variation. By having private streets, acquired through the P.U.D. process, the developer intends to make available the mentioned security system and to vary the local street sections to maintain the preservation of trees. Except for these variations, Mission Ridge will be built to San Antonio's subdivision standards.

General parameters are set out for the construction of improvements and homes on the 128 standard residential lots and 29 zero lot line (ZOL) lots planned in Mission Ridge Unit 1.



APPROVED  
PLANNED UNIT DEVELOPMENT  
Planning Commission  
City of San Antonio  
Date: 11/13/85 Chairman: [Signature]

# 236